

12/15/10 12:43:46  
DK W BK 648 PG 495  
DE SOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

*PREPARED BY:*

*ADAMS & EDENS*  
*Foreclosure Department*  
*A Professional Association*  
*POST OFFICE BOX 400*  
*BRANDON, MISSISSIPPI 39043*  
*(601) 825-9508*  
*Bar #1131*

Grantor:  
Lem Adams, III  
P.O. Box 400  
Brandon, MS 39043  
(601) 825-9508

*RETURN TO:*

*ADAMS & EDENS*  
*Foreclosure Department*  
*A Professional Association*  
*POST OFFICE BOX 400*  
*BRANDON, MISSISSIPPI 39043*  
*(601) 825-9508*  
*Bar #1131*

Grantee:  
Federal Home Loan Mortgage Corporation  
1310 Spring Hill Road, Mail Stop 754  
McLean, VA 22101-3992  
(703) 903-2000

**CitiMortgage, Inc./West**  
**INDEXING INSTRUCTIONS:**

Lot 3011, Section O, Southaven West S/D,  
Section 23 & 26, T1S, R8W, DeSoto County,  
MS. Plat Book 5, Page 12

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on July 11, 2006, Teresa M. West and David West, wife and husband, executed a Deed of Trust to Scott R. Valby, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 2516 at Page 699 thereof; and

WHEREAS, said Deed of Trust was assigned to CitiMortgage, Inc., by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 2779 at Page 552 thereof; and

WHEREAS, said Deed of Trust was modified by instrument on file and of record in the aforesaid Chancery Clerk's office in Book 2994 at Page 161 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 2779 at Page 554, thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, CitiMortgage, Inc., the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in DeSoto County Times, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: November 16, 23, 30, 2010, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 15th day of November, 2010, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 7th day of December, 2010, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:


Lot 3011, Section O, Southaven West Subdivision, in Section 23 & 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 5, Page 12, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for CitiMortgage, Inc., bidding the sum of Forty-Nine Thousand Five Hundred and NO/100 Dollars (\$49,500.00) for all of the above-described property and said property was struck off to CitiMortgage, Inc., for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, CitiMortgage, Inc., has requested transfer and assignment of its bid to Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title and interest of CitiMortgage, Inc., as the highest and best bidder to Federal Home Loan Mortgage Corporation.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby convey unto **Federal Home Loan Mortgage Corporation** the land and property herein described.

WITNESS MY SIGNATURE on this the 7th day of December, 2010.

  
\_\_\_\_\_  
LEM ADAMS, III  
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

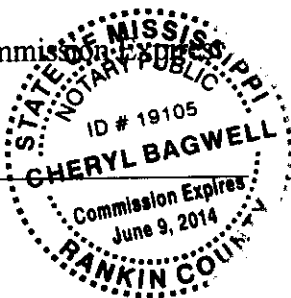
COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of December, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires



## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached has been made in said paper 3 consecutive times, as follows, to-wit:

### SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on July 11, 2006, Teresa M. West and David West, wife and husband, executed a Deed of Trust to Scott R. Valtz, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 2516 at Page 699, thereof; and

WHEREAS, said Deed of Trust was assigned to Citimortgage, Inc., by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 2779 at Page 552 thereof; and

WHEREAS, said Deed of Trust was modified by instrument on file and of record in the aforesaid Chancery Clerk's office in Book 2994 at Page 161 thereof; and

WHEREAS, the property in said Deed of Trust was conveyed to Teresa M. West by instrument on file and of record in the office of the aforesaid Chancery Clerk in Book 814 at Page 596 thereof;

WHEREAS, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Lem Adams, III, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2779 at Page 554, thereof; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Lem Adams, III, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for

Volume No. 115 on the 16 day of Nov., 2010

Volume No. 115 on the 23 day of Nov., 2010

Volume No. 115 on the 30 day of Nov., 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

*Diane Smith*

Sworn to and subscribed before me, this 30 day of Nov., 2010

BY *Judy Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 474 words @ .12 \$ 56.88

B. 2 subsequent insertions of 948 words @ .10 \$ 94.80

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 154.68

*Exhibit "H"*

cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East front door of the DeSoto County Courthouse at Hernando, Mississippi, on the 7th day of December, 2010, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Lot 3011, Section 0, Southaven West Subdivision, in Section 23 & 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 5, Page 12, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS my signature, on this the 10th day of November, 2010.

LEM ADAMS  
SUBSTITUTE TRUSTEE  
PREPARED BY:  
ADAMS & EDENS  
Foreclosure Department  
POST OFFICE BOX 400  
BRANDON, MISSISSIPPI  
39043  
(601) 825-9508  
A&E File #29082  
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30, 2010

